

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	85 RIVER STREET LLC				
Owner 2:					
Owner 3:					
Street 1:	85 RIVER ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	CUMBERLAND FARMS INC -		
Owner 2:	V1255 -		
Street 1:	100 CROSSING BLVD #9003		
Twn/City:	FRAMINGHAM		
St/Prov:	MA	Cntry	
Postal:	01702		

NARRATIVE DESCRIPTION

This parcel contains .269 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1950, having primarily Conc. Block Exterior and 1232 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.26917	Total SF/SM:	11725	Parcel LUC:	334	Service St.	Prime NB Desc	COMM AVG		Total:	659,540	Spl Credit		Total:	659,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	11725.000	126,700	69,200	659,500	855,400
Total Card	0.269	126,700	69,200	659,500	855,400
Total Parcel	0.269	126,700	69,200	659,500	855,400
Source: Market Adj Cost	Total Value per SQ unit /Card:		694.32	/Parcel: 694.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	334	FV	126,700	69200	11,725.	659,500	855,400		Year end	12/23/2021
2021	334	FV	126,700	69200	11,725.	648,900	844,800		Year End Roll	12/10/2020
2020	334	FV	128,300	69200	11,725.	638,300	835,800	835,800	Year End Roll	12/18/2019
2019	334	FV	115,600	79600	11,725.	595,700	790,900	790,900	Year End Roll	1/3/2019
2018	334	FV	115,600	79600	11,725.	531,900	727,100	727,100	Year End Roll	12/20/2017
2017	334	FV	115,600	79600	11,725.	468,100	663,300	663,300	Year End Roll	1/3/2017
2016	334	FV	115,600	79600	11,725.	351,000	546,200	546,200	Year End	1/4/2016
2015	334	FV	94,700	81500	11,725.	319,100	495,300	495,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

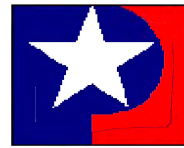
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	HS	Hanne S
3/16/2009	Meas/Inspect	197	PATRIOT
5/4/2000	Meas/Inspect	197	PATRIOT
5/2/1997		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	25895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	22:45:25

LAST REV

Date	Time
10/09/19	15:50:31

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3210

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